

REQUEST FOR QUALIFICATIONS

Addendum # 1



Department Of Executive Services
Finance and Business Operations Division
Procurement and Contract Services Section
206-684-1681 TTY RELAY: 711

DATE ISSUED: August 4, 2005

RFQ Title:	Sale and Development of the North Half of the Former Kingdome Parking Lot
Requesting Dept./ Div.:	King County Department of Executive Services, Facilities Management Division – Real Estate Services Section
RFQ Number:	206-05RLD
Due Date:	August 30, 2005 - 2:00 P.M.
Buyer:	Roy L. Dodman, roy.dodman@metrokc.gov (206) 263-4266

This addendum is issued to revise the original Request for Proposal, dated July 14, 2005 as follows:

1. The submittal opening date remains the same: Tuesday, August 30, 2005 no later than 2:00 p.m.
2. The sign in sheet from the July 27, 2005 pre-submittal conference is available by contacting Cathy Betts at cathy.betts@metrokc.gov. This document is available in MS Excel format. You may also request a faxed copy by including your fax number in your request.
3. The document described as "Survey: North Half of Kingdome Parking Lot, 2005." is available as a pdf. Document. It is included with e-mailed versions of this addendum; it is also available by contacting the buyer above, or accessing the County's procurement website.

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TO BE ELIGIBLE FOR AWARD OF A CONTRACT, THIS ADDENDUM MUST BE SIGNED AND SUBMITTED TO KING COUNTY

Sealed submittals will only be received by:

King County Procurement Services Section, Exchange Building, 8th floor, 821 Second Avenue, Seattle, WA 98104-1598. Office hours: 8:00 a.m. - 5:00 p.m., Monday – Friday

Company Name

Address		City / State / Postal Code
Signature	Authorized Representative/Title	
Email	Phone	Fax

This Request for Qualifications – Addendum will be provided in alternative formats such as Braille, large print, audiocassette or computer disk for individuals with disabilities upon request.

4. A second addendum addressing questions and comments at the pre-submittal conference, as well as any additional questions received subsequent to the pre-submittal conference, will be issued on or about August 10, 2005.

The following information is provided in response to questions received subsequent to the pre-submittal conference:

Q1: Is the Survey and Purchase and Sale Agreement Boilerplate available?

A1: The survey is now available as a pdf. The agreement boilerplate is anticipated to be available in one to two weeks. Please note that the key elements of the boilerplate are presented in Section III of the Request for Qualifications, "Minimum Terms for Real Estate Purchase and Sale Agreement".

Q2: The 2005 HUD Guidelines contained in the information packet indicate a wide range of affordability levels (range from 70% of median to 115% of median). Which level will be used in the case of this RFP/RFQ?

A2: For the RFQ, affordability levels are the DHUD 2005 Income Guidelines presented in the Background Materials.

Q3: The 2005 Income Guidelines presented in the background materials contain 9 different affordability levels. Do all 9 affordability levels qualify as affordable housing for purposes of the RFQ?

A3: Yes.